

**RUSH
WITT &
WILSON**



**182 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5DA
£465,000**

A very spacious three/ four bedroom detached character house with gas central heating system, double glazed windows and doors, stunning gardens to the rear with countryside views and beautiful fireplaces, two/ three reception rooms, kitchen/ breakfast room, two bathrooms, large detached drive accessible brick built workshop, extensive off road parking, private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, sole agents. Council Tax Band E.



Entrance Hall

Single radiator, two obscure glass windows to the side elevation, understairs storage cupboard.

Living Room

18'4" x 16'0" (5.60m x 4.9m)

Window to the front elevation with a beautiful Edwardian fireplace.

Dining Room

15'1" x 12'5" (4.61m x 3.79m)

Bi-fold doors which open out onto the patio with stunning views over the rear garden and beyond to the countryside, double radiator, beautiful ornate fireplace with wood burning stove.

Kitchen/Breakfast Room

13'5" x 12'7" (4.09m x 3.84m)

Fitted kitchen comprising a range of matching base and wall units with laminate straight edge worktops, single bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated double oven and grill, single radiator, space for fridge/freezer, door leads out to the side and concealed combination gas central heating and domestic hot water boiler.

Inner Hallway**Shower Room**

Suite comprising w.c. with concealed cistern, wall mounted wash hand basin with vanity unit, plumbing for washing machine, space for tumble dryer, walk-in shower cubicle with chrome controls, electric shower unit and shower head, chrome heated towel rail, half height wall tiling, obscure glass windows to the side elevation.

Bedroom Four/Study

10'9" x 8'4" (3.29m x 2.56m)

Windows to the front elevation, single radiator.

First Floor Landing

Access to the roof space, single radiator.

Bedroom One

13'3" x 13'3" (4.06m x 4.05m)

Bay window to front elevation, double radiator, walk-in wardrobe cupboards which are his and hers.

Bedroom Two

13'5" x 10'5" (4.11m x 3.20m)

Window to the rear elevation with stunning views over the countryside, radiator, built-in storage cupboard.

Bedroom Three

10'1" x 9'4" (3.09m x 2.86m)

Window to rear elevation with stunning views over the countryside, radiator, eaves storage

Bathroom

Modern suite comprising w.c low level flush, wash hand basin with mixer tap, panelled bath with chrome hot and cold tap, tiled flooring, tiled walls, windows to rear elevation, radiator.

Outside**Front Garden**

All enclosed with hedging, brick paved extensive off road parking available with gate that leads to additional off road parking to the side of the property perfect for a caravan or campervan or boat.

Rear Garden

The rear garden is mainly laid to lawn with a beautiful sun terrace, well established trees, shrubs and plants of various kinds. The garden is enclosed with a combination of hedging and fencing. The garden backs out onto the countryside with spectacular views and is extensive in size and totals just under a quarter of an acre. There is also a detached timber framed summerhouse 3m x 3m which has power, light and insulated. Ornamental fish pond.

Brick Built Work Shop (formally the garage)

17'8" x 12'6" (5.4m x 3.82m)

Power and light and personal door to front with window. Potential to further covert to home office space.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.

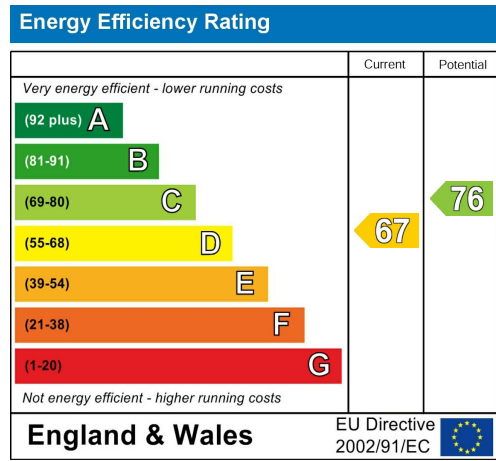
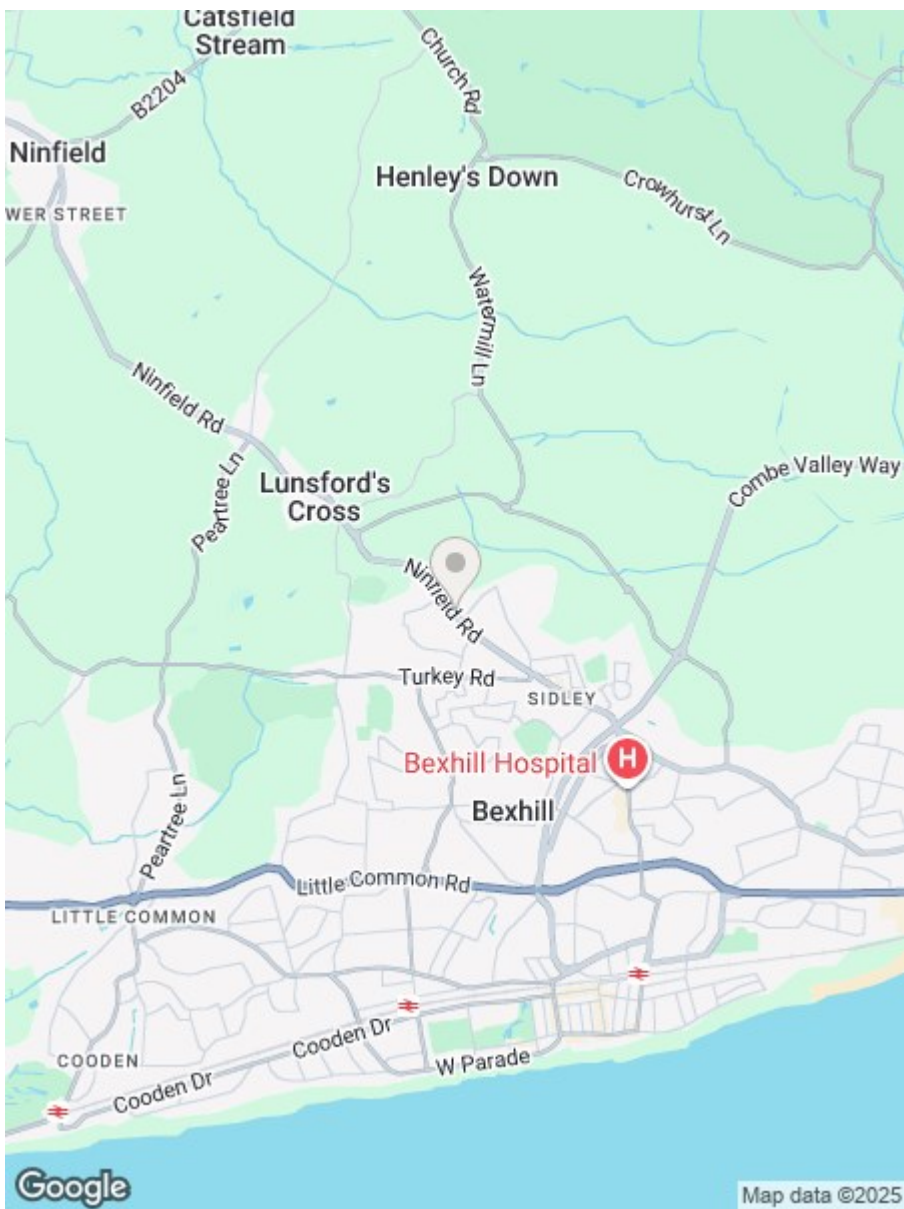


DETACHED WORKSHOP
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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